

**Full Planning Application 06/01023/FUL
at
23 Leith Walk (Crown Place)
Edinburgh
EH6 8LN**

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 06/01023/FUL, submitted by Clear Channel UK Ltd. (Adshel). The application is for: **Installation of 1 automatic public convenience**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site is located adjacent to the Leisure Centre situated on the north side of Crown Place, near its corner with Leith Walk. The site is surrounded by 4 storey tenement buildings with commercial units on the ground floor and residential above. To the rear of the site is the Scotmid food store with large car park.

This property is located within the Leith Conservation Area.

Site History

There is no relevant planning history for this site.

Description of the Proposal

The proposal comprises of the installation of an automatic public convenience near the entrance to the leisure centre. The structure is to be Portland stone with zinc roof, glass block

panels and a metal door, and will also incorporate council information panels on one side of the structure. The structure will cover an area of approximately 9.7m² and will stand 2.6m in height.

3 Officer's Assessment and Recommendations

Determining Issues

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption of granting of permission.
- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The Leith conservation area is described in the local plan as follows;

'The Leith Conservation Area covers the extent of the historic town, including the Madeira area (Leith's 'First New Town'), and also Leith Walk – the town's main link with Edinburgh city centre. The character of the Conservation Area derives from Leith's history both as a port and an independent burgh. Several fine Georgian and Victorian warehouses survive, some now converted for residential or office use; in many cases these were initially built to hold wine and dry goods, although many were converted in the late 19th Century to serve the whisky industry. A rich mixture of civic buildings and mercantile architecture survives particularly at Bernard Street and The Shore. Significant earlier buildings include Lamb's House and St Ninian's Manse (both early 17th Century); although many more recent buildings have been built, the present street pattern of The Shore area closely follows that of the historic town.

The Inner Harbour of the Water of Leith provides a vibrant focus for the Conservation Area, with buildings along The Shore forming an impressive waterfront townscape. The conservation Area also covers the older parts of Leith docks, containing many early features including listed dock buildings and the Victoria Bridge, a scheduled Ancient Monument.

The Madeira area retains a largely Georgian domestic character, with stone buildings and slate roofs predominating; some of the Georgian buildings retain astragaled windows and doors with fanlights. Many of the roads are setted, the main exception being Prince Regent Street; stone garden walls are a feature of the area. North Leith Parish church provides a visual focus to this mainly residential area, which also includes major public buildings such as Leith Library and Town Hall.

Leith Walk remains the main artery linking the centre of Edinburgh to the old burgh of Leith. It is characterised mainly by Victorian tenements with shops and pubs at the ground floor level. There are a number of Georgian survivals, most notably Smith's Place dating from 1814. Between Smith's Place and Albert Street lies a series of tenemented streets, mainly designed by John Chesser.

Building types within the Conservation Area vary but are traditionally of stone, with slate roofs; however, more recent building has generally used block or render and traditional brick where previously found. Pockets of public housing development of the 1960's and 1970's, of a contemporary character, fall within the expanded Conservation Area. Open space is

concentrated at Leith Links, which provides a spacious contrast to the relatively dense settlement pattern of the remainder of the Conservation Area.'

The predominantly stone structure matches the design of other automated public conveniences located throughout the city including those situated in St Andrew's Square. As stone is the dominant material throughout the area, the structure relates sympathetically to its surroundings.

Taking into consideration the width of the pavement, and also the scale of the surrounding buildings, namely 4 storey tenements, the proposal is of an appropriate scale and will not have a significant visual impact upon the area.

The design and scale of the proposal will not detract from the character and appearance of the conservation area.

b) The structure is to be located off the main footpath of Leith Walk, near the entrance to the leisure centre on Crown Place. In terms of pedestrian and road safety, the pavement width at this point is approximately 7.6m wide; as a result the facility will not interfere with the free flow of pedestrians.

Transport planning have no objections to the application.

c) There is no evidence to suggest that the proposal will lead to any vandalism or increase in late night activity in the vicinity to the detriment of residential amenity. There are a number of similar structures located throughout the city, which have not suffered from anti-social behaviour due to the location of an automated public convenience.

In conclusion, the proposal will preserve the character and appearance of the Conservation Area and will not adversely affect pedestrian or road safety or residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Chris Cornell on 0131 529 3665
Ward affected	22 - Lorne
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	15 March 2006
Drawing numbers/ Scheme	1-7

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal : www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: graham.dixon@edinburgh.gov.uk
Alan Henderson on 0131 529 3494. Email: alan.henderson@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

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Application Address: 23 Leith Walk (Crown Place)
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Proposal: Installation of 1 automatic public convenience

Reference No: 06/01023/FUL

Consultations, Representations and Planning Policy

Representations

One letter of objection was received from the Minority Ethnic Carers Of Older People Project, raising the following issues:

- * Design is not in keeping with the area
- * Loss of residential amenity
- * Adverse effect on traffic movement
- * Concerns raised over impact on pedestrian safety

Another letter of objection was also received, however, this was lodged outwith the 21 day representation period.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The property is located within the North east Edinburgh Local Plan Housing and Compatible Uses land use designation.

Relevant Policies:

Relevant policies of the North East Edinburgh Local Plan.

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

The Leith Conservation Area Character Appraisal emphasises the area's unique and complex architectural character, the concentration of buildings of significant historic and architectural quality, the unifying effect of traditional materials, the multiplicity of land use activities, and the importance of the Water of Leith and Leith Links for their natural heritage, open space and recreational value

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

INFORMATIVES

It should be noted that:

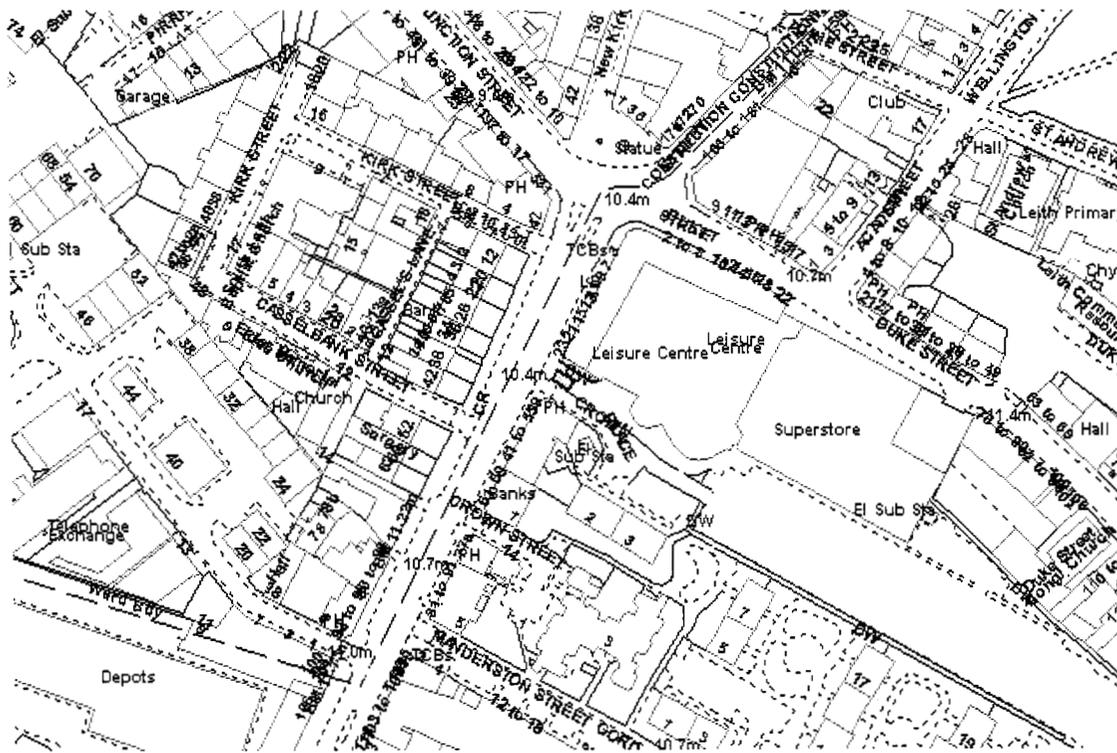
1. It should be noted that this application forms part of the Edinburgh Street Furniture Contract

End

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Location Plan

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